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STEWARTS PARKING LTD.
PLAN OF OPERATION FOR 807 S 21ST STREET, COUNCIL BLUFFS IA

The entity known as Stewarts Parking Ltd. is an Iowa limited partnership that is currently under contract to purchase the property located at 807 S. 21st Street in Council Bluffs IA from Kanesville Investments LLC. We have submitted a copy of the authorization from the current property owner with our application.

The property ceased operating as a tavern, known locally as "Goofy's Bar," on or about December 31, 2015. This use is a legal non-conforming use under the current zoning of the subject property as R-2. Because Stewarts Parking Ltd. intends to continue the operation of a tavern and extend the business opportunity by opening a billiards establishment, they are requesting the Council Bluffs Zoning Board of Adjustment to extend the six (6) month time frame for reestablishing a legal non-conforming use under Council Bluffs Municipal Code 15.02.020(D)(4) until September 15, 2016 so that they have sufficient time to purchase the property and complete the extensive interior renovations contemplated.

The entity known as Stewarts Parking Ltd. is the contract purchaser of the property. John Stewart will be establishing a new company to actually operate a tavern and billiards business, with his wife, Sharon Vermule, serving as the Manager. Sharon is a Midwest Hall of Fame Inductee (2010) and will soon be inducted at the end of May 2016 into the International Poolplayers Hall of Fame at Ballys in Las Vegas NV.

The name, barring any legal complications, will be the Golden "Q". This name was chosen specifically to honor the history of the Golden Spike in near proximity to the establishment. The prospective business owners intend to model the establishment's appearance and operation to the "Big Johns" billiards establishment located in Omaha, Nebraska. The business model is designed so that the billiard community in Council Bluffs will have a reputable and safe place for the players to participate in pool leagues that qualify the individual and/or team for the Iowa State, Midwest, National and International competitions. Sharon Vermule and John Stewart currently serve as the operators of Junior Leagues in the metro area and intend to have the establishment serve as the location for those leagues. Instructional lessons from local professionals will be offered as well as an added perk for its customers. At least four major tournaments will be offered each year that will draw in players from all over the Midwest, with an occasional appearance from professional national players. Dart teams will also be offered at the location and the potential for karaoke as well. The Nebraska Technical Services pool charter League Coordinator, Brian Leisure, has submitted a professional letter of recommendation, which is attached to this Plan of Operation for your review.

The business intends to be open Monday through Friday from 5:00 P.M. until 2:00 A.M. and on Saturday and Sunday from 12:00 PM until 2:00 A.M. The business will employ at the onset two (2) full time bartenders, two (2) part-time bartenders, two (2) full-time cooks and two (2) to three (3) waitresses. The Golden "Q" intends to offer traditional American bar fare in the beginning with the hope that an expanded menu can be offered in the future.

The business has contacted a contractor to complete the renovations in two (2) separate

stages, first with the main floor renovation invested at approximately \$100,000.00 - \$150,000.00 and then the upstairs level being renovated in the future. Until the upstairs is renovated, it will be shut off from the public and door locked at all times. The contractor has drafted a main floor renovation sketch plan, which is submitted with this Plan of Operation.

The Council Bluffs community has lacked a reputable billiards establishment for the metro area players, both novice and professional alike. This building and location are an excellent opportunity to transition this property into a successful business of the Council Bluffs community.

We respectfully request that you grant the extension to allow the business to purchase the property and complete its renovations in a timely and professional manner, granting the extension until September 15, 2016.

Thank you for your time and consideration.

To Whom It May Concern:

I have known John Stewart for 20+ years. I met John while playing pool league. He has been involved with everything concerning the sport of billiards since I've known him. Whether it was leagues, tournaments, meetings, banquets, Junior leagues, you name it he's been there through it all. He has always made time to help new players learn to play the game the best that he could. I have not ever had a bad experience with John. He has always been a positive force in our leagues. Willing to share concerns and possible solutions to problems that may arise. I think he is a great ambassador to the game of billiards. He has always made sure that he is in good standings with all of the leagues and tournaments he is involved in. I also know that he has held the same job for as long as I've known him. Which is a testament to his character and things he believes in. Honest days work for an honest wage. I personally couldn't think of a better person to lead an establishment that would be directly involved with the sport and everything that goes with it. Definitely a customer first type of guy.

His wife Sharen will be helping him out from time to time. I think this is a perfect match for the two of them. She has been just as involved as he has in every aspect of billiards.

On a personal note, the ideas and direction he wants this establishment to go, I think will be a huge asset to the community as well. He has expressed his ideas to me and I think it will be a great place to go play and meet new people. I think I am more excited about it than he is.

If you have any questions feel free to call me anytime.

Brian Leisure

League Coordinator

NTS

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